150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OPEN HOUSE
OAK BAY
2275 HARLOW
MODERN "FARMER" BUILT BUNGALOW. FC BASEMENT. OIL HEAT.
OPEN:
SATURDAY
2 TO 5 P.M.
PRICE $16,500
Messrs. Wagner, Speed, Ford in attendance.

NHA
3 Bedrooms
Full Basement
Oil Heat
Drive-In Garage
As Low as $440 cash
BUILT ON YOUR OWN NHA APPROVED LOT
MONTHLY PAYMENTS ON NHA MORTGAGE APPROX. $73.88
For full information please call BERT DAYKIN
Phone EV 5-3411 or EV 2-0255

2-BEDROOM BUNGALOW
Attractive 2½-year-old home on high ground with every convenience for comfortable living. This well-kept home has large living room with fireplace, 2 bedrms, cab kitchen, 4-pc bathrm, full cement basement, recreation room, drive-in garage and oil heat.
For appointment to view call MR. LEMMON at EV 5-3411 anytime.

BARGAIN FOR CASH
$8750
High Quadra area, an immaculate home for a retired couple. 15 years old, stucco, 4 rooms, full basement, garage under. Oak floors. HA furnace. Landscaped gardens. Taxes $132.
EV 5-3411. Mr. Nichols. GR 7-3089.
EV 5-3411. Mr. Vallance. GR 7-1917.

ESTATE SETTLEMENT
Vacant possession can be obtained on 531 SELKIRK. Drive by this charming bungalow and note its lovely setting. The main floor holds four good-sized rooms, and there is another in the basement. Package unit oil heat. $3,200 down and $80 a month with the full price only
$11,200
EV 5-3411. J. H. Ford. EV 5-3411
EV 5-3411. Larry Wagner. EV 5-3411

SEA FRONT
OAK BAY
$18,500
5-room suite with 24' LR, also DR, kitchen with electric range, refrig. Two 18' bedrooms. Tile bath. Entrance hall, storage rooms, elevator, carport. Laundry room with washer and dryer. New building. $45 per month includes taxes, heating.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

UPLANDS
EXCLUSIVE
We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Pleasing entrance hall, large living room (16x25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up, full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at **$29,950**
Mrs. Harvey and Mrs. Speed
EV 5-3411 EV 5-3411

SPECTACULAR VIEW
OAK BAY
This is modern living at its best with many labor-saving devices for the housewife. Lovely entrance, large living room, dining room, de luxe kitchen (with built-in dishwasher), breakfast area, utility room and 2-pc washroom, large master bedroom and bathroom en suite. Two additional bedrooms and 4-pc bathrm. Full basement with every possibility of being made into an attractive suite or spare rooms. Accommodation for two or more cars. Excellent construction throughout. Good value at the price asked
$30,000
EV 5-3411 Mr. Speed EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
809 GOVERNMENT STREET

Exhilarating WATER VIEW
Try your $1,000 down on this grand family home overlooking the Gorge waters. Full basement, cosy living room with fireplace, family-size dining room, two spacious bedrooms on main floor and enclosed stairway leading to unfinished attic that, with a little work could be finished as two EXTRA bedrooms. Some decorating needed, but look at the price **$7950**
See this today with Mrs. Bacon. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

FINE OLD FAIRFIELD FAMILY home. 7 rooms, full basement on quiet street, near transportation and stores. Full price with terms $9,950. J. H. Ford, EV 5-3411. Larry Wagner, Ker & Stephenson Ltd.

MUST SELL SMALL COTTAGE. Obed Ave. $3,490. $700 down, $40 a month, includes oil range. Venetian blinds. On sewer. Owner. GR 8-3093.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"FARM BUYERS"
70 acre farm located right by Cowichan Bay Rd. 1½ miles from the bay and fishing. Lovely grazing land for dairy, etc. Plus 16 acres small timber. Wholesome home. O-O-M heat, electric kitchen stove. For full particulars please phone H. BITTERMAN, EV 5-6741.
End price with terms **$25,000**

"OAK BAY MODERN"
1,500 sq. ft. of comfortable living. "L"-shaped living and dining room, so designed to invite entertaining. Kitchen is spacious with all conveniences. 3 bedrooms, full basement with roughed-in rec. room with fireplace. Situated on a quiet street among new homes. This 2-year-old lovely home is exclusive. Call me anytime. The price is right at **$19,900**
VERA PIPES, EV 5-6741

"CADBORO BAY"
Charm, seclusion and a sheltered beach, are only a few of the features of this modern 3-bedroom stucco home. An exclusive listing. For further particulars and appointment to view please dial MRS. WELLINGS, EV 5-6741 or GR 7-2760.

"COLWOOD-LANGFORD"
Are you in the market for a suburban home? Then why waste time looking at only ONE house. DON BACON is the man who has his hands on the pulse of the Colwood-Langford area. Spend two hours with DON BACON and your problem will be solved. It is as simple as that. Make your choice from the wide selection he has to offer. Others have benefited by the services of DON BACON. Why not you? Price range from $5000 to $15,000.
DON BACON, EV 5-6741 or EV 4-0237.

"TRIPLEX"
Near sea and park, this is one of the most solid properties you'll find. Styled cement block construction, renewed wiring and roof, full bsmt. Oil-O-Matic heat. 4-car parking space, separate meters AND two of the suites fully furnished including stoves and fridges. If you know quality and value see this **$16,200**
I. G. PATRICK, EV 5-6741.
Res. EV 3-9043.

"EXCHANGE"
Will exchange modern 3-bedroomed home on approx. 1 acre of waterfront property within three-mile circle. Approx. value $16,000 for home of similar value on water ten or twelve miles of Victoria. Phone CYRIL SAINSBURY, EV 5-6741 or EV 4-9035.

"BUY TODAY"
For tomorrow's happiness in this attractive and desirable home, featuring a cosy living room with dining area, 2 bedrooms and den. Outstanding electric cabinet kitchen, 4-piece bathroom all with lovely oak floors and ample size. Plus rumpus room and 2-piece plumbing in the full basement. Only 3 years old. The price of **$15,645** and terms should sell immediately by phoning JOHN A. FIDLER, EV 5-6741 or EV 2-2223.

"NHA—3 BEDROOMS"
$1,500 DOWN OR TRADE YOUR OLD HOME
Plans for this new NHA home were carefully drawn for my client last fall and include many extras. Now my client has been transferred east and must sell before completion. You can take advantage of his difficulties and snap up this one today. Let me show you the selected studding, carefully packed insulation in ceiling, walls and floors and many other construction details, that will be covered over in a week or two as the building progresses. When you are living in this house you will remember with satisfaction that you saw with your own eyes all the details of sound construction. 3 BEDROOMS, 17x12 LIVING ROOM, BRICK FIREPLACE, 9x12 DINING ROOM, 4-PIECE PEMBROKE BATH, FULL BASEMENT, OIL-O-MATIC HEATING, DRIVE-IN GARAGE, SIDING AND STUCCO EXTERIOR, MANY EXTRAS.
FULL PRICE (FINISHED) **$14,500**
DOWN PAYMENT $1,500, AND BALANCE AT $88 MONTHLY, FIRST PAYMENT MAY 31st. OCCUPANCY MARCH 31ST. ERIC A. MACFADYEN, EV 5-6741. 24-HOUR SERVICE.

"2 BEDROOMS 1 YEAR OLD"
This lovely home near Shelbourne has large living rm, Roman tile brick fireplace, mahogany cabinet electric kitchen, oak floors, Esso automatic oil heat, full basement, carport and can be yours for only **$11,500**
With a low down payment. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"COUNTRY ATMOSPHERE"
Here is a dandy home situated close to all conveniences. Only 3 years old, it has a lovely living room with dining area, 2 bedrooms, 4-pce colored bath, large electric kitchen including range. Full cement basement with an additional room, attached garage and beautifully landscaped. All this for only **$11,500**
Call PAT MURPHY now at EV 5-6741 or EV 5-6984.

"DUPLEX"
$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.).
Price **$10,950**
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"HAULTAIN ST."
Four-year-old 2-bedroom stucco cottage. O-O-M heat, full basement. $3,000 down will handle, close in, close to bus, stores, etc. Wall-to-wall carpet. Good monthly payments. Phone H. BITTERMAN, EV 5-6741. P.S.—Hardwood floors throughout.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"READ THIS"
MY CLIENT HAS $40,000 CASH TO invest in revenue property, or it could be a house that can be rented. Oak Bay preferred. Call RACHEL RUSSELL. Phone EV 5-6741 or EV 5-4140.

"IF YOU WANT A FARM"
A house with a couple of acres or just a building lot. Call AKSEL PETERSEN for a weekend special.
EV 5-6741 or EV 4-6571.

"5 BEDROOMS"
Family home, extra lot included. This is the buy of the year for you and your children. Large bright rms, fireplace and features an extra kitchen (if needed for revenue). With its basement, great garden, double garage and selling on TERMS this is a MUST see for you today **$10,200**
Please call I. G. PATRICK, EV 5-6741. Res. EV 3-9043.

"CAFE BUYERS"
Let me show you these two little money-makers, in good location. Please phone H. BITTERMAN, EV 5-6741.

WHO EVER HEARD
Of a 3-YEAR-OLD, 2-bedrm, full basement home situated in a high location in Victoria West for only **$9500**
With $1,700 DOWN?
I have such a prize to offer you. Call PAT MURPHY, EV 5-6741 or EV 5-6984.

"COUNTRY COTTAGE"
20 minutes from town, with flowers and trees set high with a nice outlook. Living room in knotty pine with wall-to-wall carpet. Modern cab kitchen, 2 bedrooms, large garage, dog kennels, chicken house. Peaceful, bright and clean. If its the country you want see this. Full price **$8600**
Please call RON de MONTIGNY, Phone EV 5-6741 or EV 5-1437.

"SNAP $1500 DOWN"
Cozy 2 or 3-bedroom family home in Haultain area. Insulated, easy to heat. Full basement, 1,175 sq. ft. On quiet street. Lovely condition.
Full price **$8500**
Call TED CHARTRES, EV 5-6741 or EV 5-5508.

"SEMI-FURNISHED"
Big house in good condition. Revenue potential with good ground floor suite for owner. Upstairs 3 or 4 bedrooms can be let out to offset payments. Handy to Parliament Bldgs., VMD and industries in James Bay. Good rental area. Full price only **$7950**
With $1,400 down. Call SUZANNE HOBSON anytime EV 5-6741 or EV 2-7828.

"ESQUIMALT $1250 DOWN"
A very well kept 4-room bungalow in spotless condition with extra room and toilet in basement. Clean lot with fruit trees. Near transportation and schools.
Full Price **$7950**
Easy monthly payments. Phone HARRY HOBSON, EV 5-6741 or EV 2-8042 anytime.

MODEST RETIREMENT
May I show you who no longer need a large family home this delightful bungalow?
Automatic heat.
No steps.
Close to all conveniences.
Under $7,500. Attractive terms. Please call JIM GOLBY, EV 5-6741 to view today.

"VICTORIA WEST"
High location, 5-room house consisting of 2 bedrooms, living room, dining room electric kitchen and utility. Close to shops, churches and transportation. No stairs, partial basement with automatic oil furnace. New Duroid roof and a real clean home.
Full price **$7500**
Phone FORD McBRATNEY EV 5-6741 or EV 3-0429.

"$4950 FULL PRICE"
At this price you can afford to make this cottage into a very attractive comfortable home with very little effort. Valuable corner lot of 195 ft. in nice location. Please call at anytime SUZANNE HOBSON, Phone EV 5-6741.

"2 LOTS"
Near Interurban and Wilkinson. City water. $1,100 each. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828.

"VIEW ROYAL"
This 15-year-old home of three bedrooms is situated close to stores, bus and school on a high lot with generous view. It has a full cement basement with furnace and a separate garage. All is in excellent state of repair.
Full price **$8650**
With generous terms. For details phone CYRIL SAINSBURY, EV 4-9035, or EV 5-6741.

DON'T PAY RENT ONE ONLY BRAND NEW HOME $6750
Low down payment. Living room 14x14. Modern cabinet kitchen, no basement. Lot 62x165 approx. Close to transportation, shops and schools. Tile floors, also another similar one but with an added carport, $7200. Why buy an old home? Build up an equity NOW in a NEW home, and OWN it. The finest investment there is in B.C. home ownership. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

HERE'S VALUE
No need to rent when you can buy this neat, clean bungalow of 4 rooms and double lot for $6,500 with repayments of $56 monthly. Situated on quiet street near new Hillside shopping centre. Ideal for retired folks or young family. Offers on reasonable down payment. Call TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 and Res. EV 5-8852.

1½ ACRES OF SECLUSION; NICE orchard with all kinds of fruit trees. Cosy 2-bedroom home, dandy for retirement or just add more rooms for that large family. Just the place for kids. Only $2,500 down. Call R. Harris, EV 2-4255 anytime. J. H. Whittome & Co. Limited, EV 2-4255.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

HIGH GORGE
2 BEDROOMS
FULL PRICE $9950
This attractive stucco bungalow is ideally located for the small family or retired couple. Situated on a quiet street close to all conveniences on a beautiful garden lot in this very popular area. Comprises entrance hall to good-size living room with fireplace, electric cabinet kitchen with adjoining dining area; 2 good-size bedrooms and 4-pc bathroom. Full basement, drive-in garage and automatic oil heat.
To view call D. Munro, GR 7-1705 or office EV 5-8704, EXCLUSIVE LISTING.

OAK BAY BORDER QUIET SECLUSION
Location, on a quiet, boulevarded street, yet close to all conveniences. Condition — Immaculate inside and out with comfortable living room with fireplace, adjoining dining room bright cabinet kitchen, two bedrooms and bathroom. Full basement with hot-air heating. Lot fully landscaped, fruit trees, separate garage and small summer house. Extras include kitchen range, venetian blinds, wall-to-wall carpet, low taxes and large 6% mortgage, payable at $60 per month. Call now, you must admit there's a lot here for the low price of **$8950**
Exclusive listing with J. Moore, EV 2-3646 or office, EV 5-8704.

OAK BAY SOUTH
3 Bedrooms
New attractive, spacious bungalow located among lovely homes and just two blocks from the beach. Large L-shaped living-dining area with fireplace, family-size electric cabinet kitchen, 4-pce bathroom and vanity, three good-size bedrms with ample closet space, full basement, roughed-in rumpus room, Oil-O-Matic heat and drive-in garage. Very generous terms on the full price of **$17,950**
To view, call D. Munro, GR 7-1705, or office, EV 5-8704

HIGH QUADRA
Owner Transferred
Terms $11,500 Terms
Two large bedrooms, large living room with lovely stone fireplace, large dining room, modern kitchen with dining area, 3-pce bathroom, a full basement with new G.E. auto oil furnace. Beautiful landscaped garden at rear and attractive frontage. Separate garage. Close to shopping and school. Owners will sell fully-furnished.
Salesmen
D. Dowsley EV 3-2593 C. Sinden EV 3-0395
Office, EV 5-8704

3 BEDROOMS CLOSE IN
This delightful home has some unique features such as cedar panelling in living room and dining room, raised-hearth fireplace, cedar siding and stucco. Bedrooms are good-size with large closets. Large utility off kitchen. Pembroke bath. Separate garage. Landscaped. A lovely home convenient to schools and shopping.
Priced at only **$9850**
$2,000 down.
Call Ken Jensen, EV 5-8704 or B. Walz, GR 9-6638

Brand New
4 bedrooms on 1 floor. Drive by 3582 Richmond Rd. Large modern bungalow with completed rumpus room and fireplace. Master construction throughout. Call me for detail plan of this lovely home. J. Mann EV 5-3857 or office EV 5-8704 for particulars and appointment to view.

Priced Right and Will Sell
2 stucco bungalows on same street, on bus line in city—only 2 yrs old, with 2 bedrms and spacious living bathrooms, modern conveniences.
Asking only **$10,750**
Good mortgage and balance like rent. Hurry on these.
Call J. Mann EV 5-3857 or office EV 5-8704 for particulars.

Doctors, Lawyers, Merchants, Chiefs
Yes, this ultra-modern, 2-yr-old home is meant for anyone desiring space, convenience, location; and, what's more, that sought-after and hard-to-find
Panoramic Sea and Mountain View
Finest construction throughout, this spacious, three-bedroom home, located high on a quiet street, where you will find other quality homes. Each room was carefully planned for utmost space. Massive living room and dining room kitchen with dining area. French doors to lge sundeck, master bedrm with separate powder room, de luxe bathroom, complete high basement with 30-ft. rumpus room and fireplace—all at ground level—has large windows overlooking beautiful view; separate game room, workshop, furnace and utility rooms and extra bath, large double garage and storage space. It is impossible to list all the features you would find in this home. I would be extremely proud to take you through at your convenience. Do call to see this outstanding value at a price you will agree is right.
Please call J. Mann,
EV 5-3857, or office, EV 5-8704

Exclusive
$2200 Down
New NHA
1. LOVELY 3-BEDROOM HOME, FULL BSMNT, PLANTER INSIDE, BRICK-TO-CEILING FIREPLACE, OIL-O-MATIC HEAT, ONE ROOM ALL MAHOGANY WALLS. NEW SUBDIVISION. FULL PRICE **$13,800**

Exclusive
$2000 Down
Brand New
2. 3 BEDROOMS, FULL BSMNT, DRIVE-IN GARAGE, OIL-O-MATIC HEAT. MANY LOVELY FEATURES. LOCATED IN NEW SUBDIVISION. FULL PRICE **$13,200**

Exclusive
$2000 Down
Brand New NHA
3. VERY CLOSE IN. SEE THIS LOVELY 2-BEDRM, FULL-BSMT HOME CLOSE TO ALL CONVENIENCES. FEATURING OIL HEAT, VANITY AND VALANCES, ON SEWER AND SIDEWALKS. FULL PRICE **$13,600**
HURRY ON ALL THREE ABOVE! THEY JUST CAN'T LAST.
Call Len Wardle, GR 7-3348, or Lew Moillet, GR 9-2620; office, EV 5-8704.

$1000 DOWN
$75 PER MONTH
Glen Lake
This fine home with almost immediate possession, located on a gently-sloping lot of over 1 acre. Home has living room with fireplace, large kitchen with new automatic oil range, roomy bedrooms, fully landscaped, separate garage and workshop. CALL NOW.
Full price **$8575**
Call Ken Jensen, EV 5-8704, or 45M Keating, B. Walz, GR 9-6638.

BRAND NEW
$12,250 Full Price — $2,250 Cash Down
$62.00 Per month. Principal, Interest, Taxes.
1,210 sq. ft.
3 Bedrooms.
Living room with fireplace, dining area. Large family-sized kitchen, utility room, electric heat. Carport. Attractive bungalow.
Salesmen
C. Sinden EV 3-0395 D. Dowsley EV 5-2593
Office EV 5-8704

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

OPEN HOUSE
Saturday, Feb. 21st
1275 Reynolds Road
LAKE HILL
This attractive home consists of 4½ rooms, drive-in garage. Full basement, package oil heat. Choice location.
Jack Middleton and Jack Brown in attendance. Eves. GR 9-4327 or eves. EV 4-4976.

6 LARGE ROOMS
High on a hill-top on an acre so shaped as to provide two other lovely building sites of ever increasing value, this 1,400' bungalow is only 3 years old. Owner already transferred, leaving wife and family to follow. All reasonable offers considered. MERITS IMMEDIATE INVESTIGATION. Reduced to **$17,200**
Mr. Love, EV 4-8124
Evenings EV 4-6056

EXCLUSIVE
7 SUITES
ROCKLAND
Drastically reduced in price to settle estate. Strongly recommended, good income. Reduced from $39,000.
NOW ONLY, WITH TERMS **$30,000**

OAK BAY DUPLEX
6 beautiful large rooms, with two baths, also 3-room self-contained suite rented at $65. Excellent view of the Straits of Juan de Fuca from all windows.
Full price only **$20,000**
Jack Brown, Eves. EV 4-4976
Jack Middleton, Eves. GR 9-4327

SEA VIEW—OAK BAY
6 ROOMS—$20,000
Delightful modern 6-room suite in a de luxe apartment building. Spacious entrance hall with wall-to-wall carpet, living room 23' long, guest-size dining room, Youngstown cabinet kitchen with G.E. appliances, 2 twin-size bedrooms and bath, also small den. Individually controlled hot water heating, automatic laundry, carport and many extras included. This provides the ultimate in comfort in a premium location at low maintenance.
For appointment to view phone Mrs. Shirley, EV 4-8124 or EV 4-8485 eves.

INTERESTED?
Do you want a comfortable home with LR, modern kitchen, Pembroke bathroom, 3 bedrooms, full basement and low taxes in a most convenient Oak Bay location? Clear title. Terms to suit **$12,600**
Call us at EV 4-8124 or after hours, Mr. Love, EV 4-6056; Mr. Jones, EV 3-3283.

NO STEPS
Near transportation and shops. Brand new and planned for family who want to live on one floor. This home features a large living room, bright, modern kitchen with large nook, utility and storage room, three bedrms, 4-pc bath, package Perimeter oil heat. Insulated, warm and cosy. We'd like you to see it. Terms $2,500 down, balance $81 P.I.T., 6%. Asking **$12,700**
E. K. Lane, EV 4-8124; eves. EV 2-3592.

GORDON HEAD MAGNIFICENT SEA VIEW
This 6-roomed bungalow with best of material and labor, under construction, completed in February. Living room, fireplace, 3 bedrooms, best of HW flooring throughout, vanity bathroom, elec kitchen, carport, FULL HIGH CEMENT BASEMENT, laundry tubs, plumbed for washer and dryer. Oil package heating. THE LANDSCAPING LENDS itself to sheltered sunken garden with lovely trees. Price on good terms **$19,900**
MR. HEPBURN, EV 4-8124;
RES. EV 3-7039.

FAIRFIELD WHY NOT S-P-R-E-A-D OUT?
Give your family elbow room! Ideally located, near the beach and with all facilities close at hand, we offer this fine semi-bungalow in top condition. It provides 4 bedrms (or 3 and a den), large living and dining rooms, double plumbing and fully-panelled rumpus room, etc., in basement. Don't pass this up! PRICE **$15,750**
EV 4-8124, Mr. Simpson; res EV 5-7369.

LANSDOWNE SLOPE
Ideal for Retired Couple
This most attractive white stucco bungalow has spacious entrance hall, 15x18 living room with fireplace, hardwood floors. Large cabinet kitchen, two bedrooms, 3-pce bathroom. Basement, laundry tubs, hot air oil heat. New Duroid roof. A lovely home on a quiet street in a most desirable area.
FULL PRICE, ONLY **$11,000**
W. WOODLEY, EV 4-8124;
Res EV 4-3916

Waterfront EXCLUSIVE
COUNTRY LIVING
15 MINUTES FROM THE CITY
160' waterfront with 1½ acres. Seven-room compact house with oil furnace, extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands.
Price **$18,900**
DOROTHY KIRKPATRICK,
EV 4-8124; eves. Keating 68 X

DUPLEX SIDE-BY-SIDE
$12,950
Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES, $160, and water ONLY. Immaculate condition throughout.
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res.; Sidney 652.

ONLY $1,750 DOWN FOR THIS very attractive stucco 11-year-young bungalow which features HOT WATER OIL HEAT, A full high basement, 20 ft. LR and guest-size DR. Attractive cab kitchen, 2 largs BRs, carport. Very well kept (fenced garden) in a good HIGH GORGE location. ONLY $1,750 CASH and not a cent need be spent! Asking price $12,950. The higher the down payment, the lower the price!! Call Guy Meuffels; EV 2-4255 night or day. J. H. Whittome & Co.

FOR SALE—HOUSE COMPLETELY renovated, close to all conveniences; fruit trees, large garden, garage. $5,700, with good terms to reliable party. Phone EV 2-9436.

150 HOUSES FOR SALE

RITHET Consolidated Ltd.
Est. 1873 706 Fort St.

2 DUPLEXES
QUADRA ST.
Immaculate duplex — an older home with character. City location.
DOWN: Spacious entrance hall, "Homey" living room with Inglenook fireplace. Large family dining room with built-in sideboards, the drawers open with one finger. They just don't make them like this anymore. One bedrm and den or second bedrm. Electric kitchen and pantry.
UP: Large landing converted into convenient kitchen with electric stove, sink, fridge and D.A. There are 3 nice rooms. Arrange them for your requirements. 2-pce bath and shower; also sunporch. Taxes only $184. Nice lot, separate garage. FC basement.
Full price **$15,300**

GRAHAM ST.
Ideal home for couple and revenue. Separate entrances and meters.
DOWN: Large LR, attractive planter and shadow box secludes "L" for dining area, 2 bedrms, 3-pce bath, large kitchen with DA. Gas stove and garbage burner.
UP: 4 large rooms, at present 2 bedrms and LR. Nice kitchen, gas stove. Large bathrm has room for washing machine; separate toilet. Close to bus.
Only **$10,800**
Phone for information two above.
QUEENIE HADDOW
EV 2-4251 EV 4-3923

TURQUOISE and CORAL
make this kitchen "Something Special," in fact, the whole little house is "Special." Large LR with FP, 2 very nice bedrms, FC bsmt, pkge oil heat; drive-in garage and best of all, very good terms. Only **$10,500**
Please call
MRS. LAVENDER
EV 2-4251 EV 5-6327

ONE ACRE
Of stately trees and rock garden surrounds this lovely home. Large LR and DR, 4 bedrms, full basement with beautiful recreation room, garage AND carport. Secluded but close in **$16,900**
A. R. FOSTER
EV 2-4251 EV 2-0722

SUN DECK WEATHER
Is on the way and the Sun Deck is just one of the many extra features in this lovely Fairfield 2-bedrm home. Thru-hall plan, large LR with granite FP, panelled wall, built-in bookcases and indirect lighting. Colorful elec kit and corner windowed DA. Main floor utility, FC bsmt, large finished rec room with FP. Oil heat, attached garage. Gleaming white shake exterior with attractive brick trim, well kept small garden, shrubs and fruit trees. Asking **$15,250**
Don't be too late!
MRS. LAVENDER
EV 2-4251 EV 5-6327

SECLUSION
GRACIOUS LIVING
There is a beautiful 5-room bungalow, 3 years old, among trees in a high area where you have a perfect view of Juan de Fuca Strait. If you would like beauty, comfort and quiet do read on and phone me. LR 16x21 ft. has HW floors, FP and picture window, separate DR with built-in corner cabinets 2 nice bedrms, one with picture window. Very convenient cabinet electric kitchen with DA. 4-pce bath. There is ample cupboard space. Drive-in garage, utility, extra toilet and shower. 2/3 acre of treed property insures seclusion. Taxes only $159.
Full price **$17,950**
QUEENIE HADDOW
EV 2-4251 EV 4-3923

ELK LAKE
½ ACR E
Lovely 6-rm home near Elk Lake. 3 nice bedrms. Large LR and DR with French doors leading into the garden. Elec cab kitchen with double sink. Fine utility has everything. Home very tastefully decorated. Garden nicely landscaped, terraced lawns, garden path, etc., berry bushes and fruit trees.
Only **$16,000**
With terms.
MRS. ANDERSON
EV 2-4251 EV 4-3923

OAK TREE SETTING
Five spacious rooms, older but very nice. Granite FP in LR, built-in buffet in DR. FC bsmt., new oil furnace, good wiring, garage and carport. Secluded back garden. Terms.
Asking. **$11,500**
Please call
MRS LAVENDER
EV 2-4251 EV 5-6327

2½ ACRES WITH 2-YEAR-OLD HOUSE
Exterior knotty pine and stucco, inside you find living room with big windows. Kitchen and 2 bedrooms, 2 extra rooms in basement also extra toilet. Large sun deck and carport. This house is rustic in appearance and stands on 2½ acres of good soil. Fruit trees, schools, bus nearby. Only 10 minutes from city centre. Full price **$11,000**
with only $2,000 down. EXCLUSIVE WITH HARRY HOBSON of Northwestern Securities of Victoria Ltd. Phone EV 5-6741 anytime.

DONCASTER, 4 rooms (spick and span), basement, furnace **$6750**
JAMES BAY, 5 plus rooms (homey), basement, oil heat **$6900**
MT. DOUGLAS AREA, 4 rooms (modern), oil hot-water heating **$8950**
Ask for Henry Hope
EV 3-7041 Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

LANGFORD — $5,650
If you are looking for a lot of value see this one. 12-year-old stucco and siding bungalow. Living room 13x17, dining room 9x12; cabinet kitchen, wired; bedrooms 14x17 and 11x12; 3-piece bathroom. Easily-kept lot, you can paint the rock green. Alex Page, EV 5-6741 or EV 5-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

CADBORO BAY
3 Bedrooms View
4-year-old bungalow in tip-top order. Very smart living room with Roman tile fireplace, dining alcove. Naturally there is a full basement, oil package heat and well-landscaped fenced garden. NHA mortgage. A realistic price, $14,500. Exclusive with Mr. Scott, EV 3-4161, residence EV 4-0423. Heisterman & Co.

MODERN STUCCO HOUSE, 4 rooms, Fairfield. Near park and sea. No agents. EV 3-8048.

150 HOUSES FOR SALE

HAGAR'S
N.H.A. HOMES
$2000 DOWN
FOUR CHOICE LOTS
VIEWS OF CITY, SEA AND MOUNTAINS
Four 3-bedroom NHA homes to be built on these high city lots with panoramic views and ideal location. Choose your lot now while they last. These homes consist of 3 bedrooms, oil heat, and full basement. Down payment $2,000 or less.
FULL PRICE **$13,500**
C. Carpenter, EV 4-0531;
Eves. GR 7-1628

BURNSIDE-CLOVERDALE
5-room bungalow consisting of 2 bedrooms, living room, dining room, kitchen and bathroom. Also extra room upstairs. Full basement. Hot-air furnace. Duroid roof. Also some fruit trees.
FULL PRICE **$8500**
C. Carpenter, EV 4-0531;
eves GR 7-1628.

LANSDOWNE SLOPE
3 BEDROOMS
FULL BASEMENT
Situated in Oak Bay's most popular and exclusive area. A modern home of pleasing design with large entrance and thru hall; spacious and well-appointed living and dining room, fireplace; modern kitchen with nook; also laundry area off the kitchen. 3 bedrooms (2 twin-size), 4-piece bathroom. Full high basement with extra fireplace for rumpus room. Drive-in garage. Oil heat. Oak floors throughout. Your opportunity to acquire a lovely home at the
the FULL PRICE **$17,950**
C. Carpenter, EV 4-0531;
eves. GR 7-1628.

FORCED SALE
NO STEPS
BUS AT DOOR
Retired couples, if you are looking for something nice and slightly different from the usual plan, call me to view this easy-to-maintain 2½-year-old, no basement, stucco and siding, 4-room bungalow. LR with FP. Hardwood floor, 2 bedrms, convenient cabinet kitchen. Lge attached garage. Medium-size lot in lawn. Fenced. Terms. Exclusive.
ONLY **$8900**
J. M. Taylor, EV 4-0531;
eves, EV 4-9902.

SEA VIEW CADBORO BAY
EXTRA LOT
$3000 DOWN
Call me to view this 8-room two-storey stucco, older-type home. High location. Double plumbing. Sea view and extra lot. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE **$12,900**
Exclusive
J. M. Taylor, EV 4-0531;
eves EV 4-9902.

EXECUTIVES
One of Victoria's nicer homes in an exclusive neighborhood, no vacant lots and beautifully landscaped gardens all around. Delightful 24-ft LR, family DR, 3 bedrooms, 2 bathrooms, de luxe kitchen. Owner has been transferred. $12,500 cash required. 4½% mortgage.
FULL PRICE **$19,500**
A. MacPherson, EV 4-0531.

Hagar & Swayne Ltd., 614 Yates

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

OAK BAY TUDOR NEAR SEA
This well-located and attractive semi-Tudor home has 5 nice rms on landscaped lot. Comprises large entrance vestibule with entrances to bedrm and large LR with FP, DR oak floors, elec kit, 2 large bedrms, 4-pc bath (tiled), lots of closets. Full bsmt. Oil heat. Greenhouse and dr-in garage **$15,750**
Mr. R. Cox, EV 3-7181, EV 3-3814

QUICK POSSESSION
Brand new and most attractive RANCH-TYPE bungalow. 1,480 sq. ft. of planned living. Through hall to 20-ft. living room with picture window, spacious cab kit, dining rm, 3 large bedrms. Hardwood and tile floors. Lots of storage space. OIL HEAT. The down payment $2,700 and monthly payments only $76.
Price **$14,700**
Mr. Holland, EV 3-7181, EV 4-7659.

SACRIFICE SALE
Urgent, must be sold at once. This 3-bedrm home has approx. $1,150 sq. ft. L-shaped living DR 21'x13' 6", with fireplace. Cab elec kit with space for dinette set, 4-pc bathrm. Oil HA heat. High bsmt. Dr-in garage. 5% mortgage. 3 yrs old.
Easy terms at **$12,900**
Mr. Wright, EV 3-7181, EV 2-9409.

MOUNT TOLMIE DISTRICT
New 6-rm stucco bung. Large LR, DR, modern cab elec kit, 3 nice bedrms. Oak floors. O-O-M heating, full high basement, drive-in garage. Nice location, near bus, schools and stores. $2,800 down.
Full price **$11,950**
By appointment only. To view contact J. DeMan EV 4-2402.

SOOKE Exclusive
By the river, 4-rm bung, very good condition, low taxes. Over an acre.
Price **$4400**
Mr. Edwards, Eves. Sid. 623-R.

H. A. HUMBER LTD.
630 View St. EV 2-9161

835 PEMBERTON RD.
Transfer forces sale of newly-built home. This four-bedroom home was designed by local architects for the comfort and enjoyment of any-sized family. The usual "frills and eye-catchers" were left out to avoid obsolescence—it will be as new in 1970 as it is today. The home is built on a large, well-treed level lot in the heart of a good district. There are 1,600 sq. ft. of very livable space on two levels. The bedrooms and a full bathroom are up, and living room, kitchen, family room, utility and bath—all of generous proportions—are on ground level. No steps to the front side or patio. A separate attached workshop is behind the carport. If interested, please call EV 5-7252 and we'll be glad to show you through. (No agents.)

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

DRIVE BY
3333 COOK ST.
FAMILY HOME
A nice 3-bedroom home. Good living room with FP, kitchen wired for electric stove. Full basement. Drive-in garage, close to schools, bus and stores. $2,700 down. Full price **$9100**
Call Cec. Pearce EV 5-8771
res. EV 5-4621

HIGH, QUIET CEDAR HILL
Near Cedar Hill golf course. Large LR with FP, built-in bookcase. Cab elec kitchen and nook. 2 large bedrooms. Entrance hall. 4-pce bath. Full basement. Panelled rumpus room with FP. O-O-M hot water heat. Sep garage. A home of charm and distinction, set on lovely lot. Owner has reduced to the bargain price of **$12,650**
with terms. To view call Cec Pearce EV 5-8771, res. EV 5-4621.

JUBILEE AREA
4-ROOM STUCCO
This attractive little home is situated ½